159.0	0012	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	535,100 / 535,100
					USE VALUE:	535,100 / 535,100
					ASSESSED:	535,100 / 535,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMBROGNE JANET A	
Owner 2:		
Owner 3:		
Street 1:	78 GEORGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	FALCONE GLORIA A -
Owner 2:	-
Street 1:	78 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 1407 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	199,100		336,000	535,100
Total Card	0.138	199,100		336,000	535,100
Total Parcel	0.138	199,100		336,000	535,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.26 | /Parcel: 380.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

106352

GIS Ref

GIS Ref

Insp Date

05/22/18

!12477!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0012-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,100	0	6,000.	336,000	535,100	535,100	Year End Roll	12/18/2019
2019	101	FV	177,800	0	6,000.	336,000	513,800	513,800	Year End Roll	1/3/2019
2018	101	FV	177,800	0	6,000.	283,200	461,000	461,000	Year End Roll	12/20/2017
2017	101	FV	177,800	0	6,000.	259,200	437,000	437,000	Year End Roll	1/3/2017
2016	101	FV	177,800	0	6,000.	220,800	398,600	398,600	Year End	1/4/2016
2015	101	FV	176,900	0	6,000.	192,000	368,900	368,900	Year End Roll	12/11/2014
2014	101	FV	176,900	0	6,000.	177,600	354,500	354,500	Year End Roll	12/16/2013
2013	101	FV	176,900	0	6,000.	169,000	345,900	345,900		12/13/2012

PRINT

Date	Time
12/11/20	02:33:47

LAST REV

Date	Time
08/11/20	13:48:30

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12477

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALCONE GLORIA	74604-248	1	5/5/2020		562,500	No	No		
	11960-306		2/25/1971		26,500	No	No		Guido C Falcone dod 4/5/2019

USER DEFINED

Prior Id # 1:	106352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2018	1030	Re-Roof	7,200	C				
2/11/1997	62	Manual	3,500	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
5/22/2018	Meas/Inspect	BS	Barbara S
2/23/2010	Inspected	BR	B Rossignol
10/15/2008	Meas/Inspect	355	PATRIOT
1/24/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.80	7			Water	-20					336,000						336,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 336,000 | Spl Credit | Total: 336,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288558
Depreciation:	89453
Depreciated Total:	199105

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

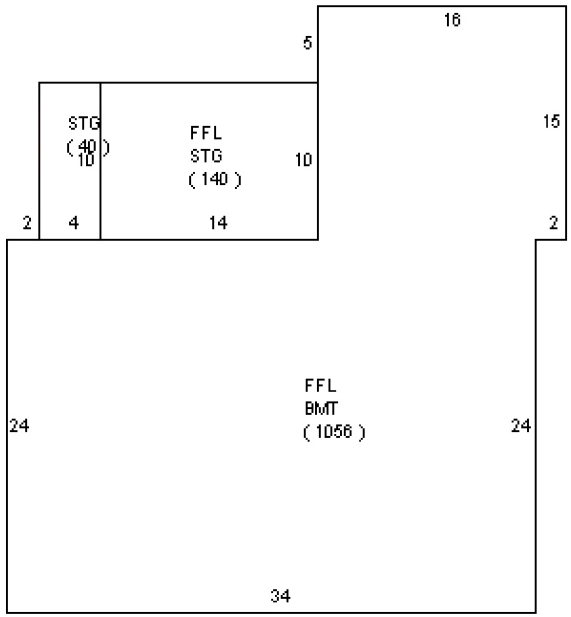
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	81.87
Final Total:	199100	Val/Su SzAd	166.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	128.240	153,372
BMT	Basement	1,056	43.470	45,907
STG	Storage	180	7.110	1,280

Net Sketched Area:	2,432			Total:	200,559
Size Ad	1196	Gross Are	2432	FinArea	1407

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0012-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	